



## Chase Side, Enfield, EN2

Available

Offers in excess of £300,000 (Leasehold)





---

**A well-located one-bedroom ground floor conversion flat with private garden, just 0.4 miles from both Enfield Chase and Enfield Town stations.**

---

A well-positioned one-bedroom ground floor conversion flat with a private garden, located just 0.4 miles from both Enfield Chase and Enfield Town stations, ideal for commuters and those wanting easy access to local amenities.

The property offers a good sense of space and character, beginning with a central hallway that leads to all rooms. The generous lounge features high ceilings, two front-facing sash-style windows, and plenty of room for living and dining furniture. The separate kitchen is well-equipped with a range of wall and base units, roll-top work surfaces, an electric oven with hob and extractor fan, fridge/freezer, and tiled splash backs.

The double bedroom is set to the rear of the property, offering privacy and built-in storage. The bathroom includes a panelled bath with shower over, wash basin, low flush WC, and an airing cupboard housing the washing machine.

One of the standout features is the private rear garden, mainly laid to lawn with a decked seating area and an outdoor storage unit.

Sitting in very close proximity to Enfield Chase B.R station (Serving London Moorgate Via Finsbury Park), the property boasts terrific living space, beginning with a bright and spacious living room offering ample living and dining space, a fully fitted kitchen with integrated appliances, a double bedroom and a great sized private garden.

Enfield Town is just a short walk away and offers a wide range of shopping facilities including Marks and Spencer and Waitrose. Enfield Town and Enfield Chase Stations are both a short walk away offering direct links into London in under 30 minutes.

Tenure: Share of Freehold  
Lease Term: 189 years from 13 August 2007  
Term Remaining: 171 years remaining approx  
Service Charge: NIL  
Ground Rent: £75 p/m  
Local Authority: Enfield  
Council Tax Band: D

---



## Hallway

Carpet, power points, doors to all rooms

## Kitchen

10'2" x 5'6"

Matching range of wall and base units with roll-top work surfaces, tiled splashback, 1½ bowl sink and drainer with mixer tap, 4-ring electric hob with extractor fan over, electric oven, fridge/freezer, power points, door to:

## Lounge

16'9"11" x 14'3"

Two single glazed windows to front aspect, carpet, radiator, power points

## Bedroom

14'11" x 10'0"

Single glazed window to rear aspect, carpet, radiator, power points, built-in storage cupboards

## Bathroom

Single glazed opaque window, panelled bath with shower over, hand basin with taps, low flush WC, part tiled walls, radiator, extractor fan, airing cupboard housing washing machine

## Garden

35'2" x 24'0"

Mainly laid to lawn, decked area, outside storage unit

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items









shown in photographs are NOT included. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



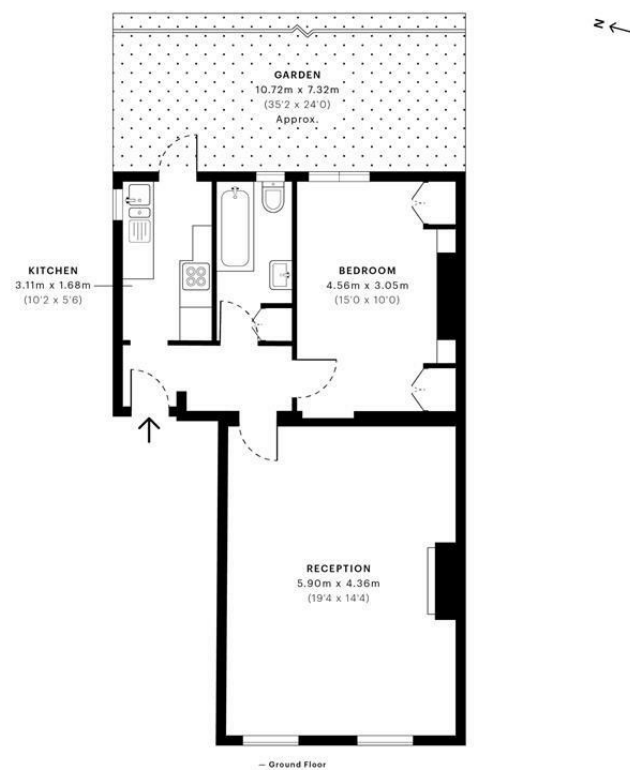


## Chase Side, EN2

CAPTURE DATE: 23/12/2020 LASER SCAN POINTS: 3,071,714

GROSS INTERNAL AREA

54.59 sqm / 587.60 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
54.59 sqm / 587.60 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes mezzanines, restricted head height  
51.33 sqm / 552.51 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Speco Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 38 RESIDENTIAL: 53.77 sqm / 578.78 sqft  
AREA 30 RESIDENTIAL: 51.66 sqm / 556.08 sqft

SPC-ID: 55d75944c7e010d0e7641e7

EPC Rating D / Local Authority: Enfield / Council Tax Band: D

161 Chase Side, Enfield EN2 0PW  
Tel: 020 3637 1100  
Email: [info@bakerandchase.co.uk](mailto:info@bakerandchase.co.uk)  
[www.bakerandchase.co.uk](http://www.bakerandchase.co.uk)

